

**BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY  
RENT LEVELING BOARD  
MINUTES – JUNE 11, 2012**

The meeting was called to order at 7:05pm.

**Flag Salute**

**SUNSHINE LAW:** The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time and place of this Rent Leveling Board meeting of the Borough of Dumont having been sent to *The Record*, the *Ridgewood News*, and posted on the Borough website and in the Borough Hall on October 27, 2011.

Ms. Considine, who was appointed as Chairwoman of the Rent Leveling Board on April 30, 2012 by Mayor Kelly, was introduced to the board members.

The Oath of Office was administered to Ms. Terre Considine, Chairwoman of the Rent Leveling Board, by Monica Cho, Esq., Board Attorney.

Also in attendance at the meeting was Matthew Hayes, Council Liaison to the Board and Kathy Schaefer, Board Secretary.

**ROLL CALL:** Terre Considine, Lillian DeCristofaro, Judy Parker, Albert Taxter, Joseph Woska, Coleman Szely - present, Irwin Buchheister - absent.

A copy of the minutes of April 16, 2012 was forwarded to all the board members prior to the meeting.

Motion to approve the minutes of April 16, 2012: Mr. Taxter,

Second: Mr. Woska

Abstain: Ms. Considine

All in favor: Aye

A copy of the Board Attorney's invoice dated April 30, 2012 was forwarded to all the board members prior to the meeting.

Motion to approve Ms. Cho's invoice dated April 30, 2012: Mr. Taxter,

Second: Ms. DeCristofaro

All in favor: Aye

Mr. Szely indicated that he felt and what the Rent Leveling Board might like to consider is that in the future any appointments to the Rent Leveling Board should come from within the board members first before going to the outside. He indicated that in the ordinance, it says that the Chairperson is appointed by the Mayor and he thinks that decision should emanate from here first and then the Mayor and Council. Ms. Cho indicated that the ordinance does say that a homeowner shall be the Chairperson. If the

Board felt that this should be changed, we would have to make an amendment to the ordinance and then have the Mayor and Council approve it.

Mr. Woska questioned as to how long the current rent increase of 3.3% will be in effect. The secretary advised that it will change in July based on an average of the CPI for the period January 1 through June 30, 2012. The CPI for June usually is published on the 15<sup>th</sup> of July. Ms. DeCristofaro stated that an individual she knew was sent a notice of rent increase in June, effective August 1<sup>st</sup>. The June notice included an increase of 3.3%, was that proper? The current rate is always used when rent increase notices are sent to tenants.

Mr. Buchheister arrived at 7:25pm.

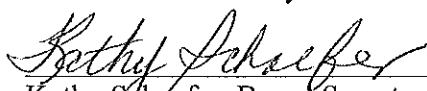
Motion to adjourn the meeting: Mr. Taxter

Second: Ms. DeCristofaro

All in favor: Aye

Meeting adjourned at 7:30pm. The next regularly scheduled meeting of the Rent Leveling Board is August 13, 2012.

Minutes submitted by

  
Kathy Schaefer, Board Secretary